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WV 2870

B 1244 REC 02191962 09/15/89 15:53 \$10.00 1/001
P 0415 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

AR2191962

LEGAL DESCRIPTION

That tract of land situated in the West half of Section 31, Township 2 North, Range 67 West, the North half of Sections 1, 2 and 3 of Township 1 North, Range 68 West and the South half of Sections 34, 35 and 36, Township 2 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado being more particularly described as follows:

Commencing at the Northwest corner of Section 31, whence the West quarter corner thereof bears South 00° 10' 46" West 2656.13 feet; thence along the North line of the Northwest quarter of Section 31 North 90° 00' 00" East 37.99 feet to a point on the West line of a roadway lease for Weld County Road Number 13 and the Point of Beginning; thence continuing North 90° 00' 00" East 12.99 feet; thence South 00° 10' 46" West 3566.63 feet; thence along the arc of a curve to the right (said curve having a radius of 1909.86 feet, a central angle of 20° 11' 22", chord of said arc bears South 10° 16' 27" West 669.51 feet) a distance of 672.98 feet; thence South 20° 22' 08" West 129.86 feet; thence along the arc of a curve to the left (said curve having a radius of 1909.86 feet, a central angle of 20° 07' 10", chord of said arc bears South 10° 18' 33" West 667.21 feet) a distance of 670.65 feet; thence South 00° 14' 58" West 291.67 feet; thence parallel with the South line of the Southeast quarter of Section 36 North 89° 03' 06" West 2421.14 feet; thence South 00° 00' 00" West 30.00 feet; thence South 89° 03' 06" East 2431.01 feet; thence North 00° 14' 58" East 321.79 feet; thence along the arc of a curve to the right (said curve having a radius of 1899.86 feet, a central angle of 20° 07' 10", chord of said arc bears North 10° 18' 33" East 663.71 feet) a distance of 667.14 feet; thence North 20° 22' 08" East 129.86 feet; thence along the arc of a curve to the left (said curve having a radius of 1919.86 feet, a central angle of 20° 11' 22", chord of said arc bears North 10° 16' 27" East 673.01 feet) a distance of 676.51 feet; thence North 00° 10' 46" East 910.50 feet; thence South 90° 00' 00" East 1.01 feet to a point on the East line of said Weld County Road Number 13 roadway lease; thence along said East line South 00° 10' 46" West 910.51 feet; thence along the arc of a curve to the right (said curve having a radius of 1920.87 feet, a central angle of 14° 34' 34", chord of said arc bears South 00° 28' 03" West 487.35 feet) a distance of 488.67 feet to a point on the West line of the Southwest quarter of said Section 36; thence along said West line South 00° 16' 47" West 105.33 feet to a point on the Easterly right-of-way line of Weld County Road 13 whence the Southwest corner of Section 31 bears South 00° 16' 47" West 1158.80 feet; thence along the Easterly right-of-way line of Road 13 and along the arc of a curve to the right (said curve having a radius of 1949.86 feet, a central angle of 20° 07' 10", chord of said arc bears North 10° 18' 33" East 681.18 feet) a distance of 684.69 feet; thence North 20° 22' 08" East 129.86 feet; thence along the arc of a curve to the left (said curve having a radius of 1869.86 feet, a central angle of 20° 07' 10", chord of said arc bears South 10° 18' 33" West 653.23 feet) a distance of 656.60 feet; thence South 00° 14' 58" West 160.05 feet; thence South 44° 52' 54" East 42.36 feet to a point on the North right-of-way line of State Highway Number 52 and a point on a curve; thence along said North right-of-way line along the arc of a curve to the right (said curve having a radius of 11510.00 feet, a central angle of 00° 18' 45", chord of said arc bears North 89° 56' 43" East) a distance of 62.78 feet; thence South 89° 53' 55" East 94.22 feet to a point on the West line of the Southwest quarter of Section 31; thence South 00° 16' 47" West 120.19 feet to the Southwest corner of said Section 31; thence continuing South 00° 16' 47" West 29.81 feet to a point on the South right-of-way line of State Highway Number 52; thence along said South right-of-way line the following courses: thence

North 89° 53' 55" West 93.77 feet; thence along the arc of a curve to the left (said curve having a radius of 11360 feet, a central angle of 3° 45' 00", chord of said arc bears South 89° 13' 35" West 743.38 feet) a distance of 743.51 feet; thence South 86° 21' 05" West 316.13 feet; thence North 89° 53' 55" West 1344.69 feet; thence South 45° 06' 08" West 141.42 feet; thence North 89° 53' 55" West 42.00 feet; thence North 44° 53' 55" West 141.42 feet; thence North 89° 53' 55" West 2407.00 feet; thence South 45° 05' 13" West 141.30 feet; thence North 90° 00' 00" West 59.00 feet; thence North 45° 14' 11" West 140.81 feet; thence South 89° 38' 00" West 1707.09 feet; thence South 89° 48' 23" West 2061.43 feet; thence South 84° 22' 41" West 996.04 feet; thence North 00° 12' 00" West 0.60 feet; thence North 88° 14' 21" West 1011.43 feet to a point of a nontangent curve; thence along the arc of a curve to the right (said curve having a radius of 5780.00 feet, a central angle of 1° 24' 56", chord of said arc bears North 86° 48' 37" West 142.80 feet to the Northeast corner of a tract of land as described by deed recorded at Reception Number 2109292 of Weld County Records; thence leaving said South right-of-way line of State Highway Number 52 along the boundary of aforesaid tract the following courses: South 04° 35' 30" West 435.97 feet; thence North 85° 24' 30" West 300.00 feet; thence North 04° 35' 30" East 435.55 feet to the Northwest corner of said tract at Reception Number 2109292 and a point on the South right-of-way line of State Highway Number 52; thence North 00° 08' 30" West 102.46 feet to a point on the South line of said Section 34 whence the Southeast corner of said Section bears North 89° 51' 30" East 1105.67 feet; thence North 00° 08' 30" West 30.00 feet to a point on the North right-of-way line of said State Highway Number 52; thence along said North right-of-way line the following courses: thence North 89° 51' 30" East 1105.67 feet; thence North 89° 51' 00" East 699.97 feet; thence North 81° 15' 30" East 303.90 feet; thence North 89° 48' 23" East 2399.83 feet; thence North 89° 38' 00" East 1706.91 feet; thence North 44° 48' 49" East 141.85 feet; thence North 89° 52' 14" East 54.00 feet; thence South 44° 55' 48" East 141.50 feet; thence South 89° 53' 55" East 3994.18 feet; thence North 86° 21' 05" East 311.22 feet; thence along the arc of a curve to the right (said curve having a radius of 11510.00 feet, a central angle of 2° 44' 28", chord of said arc bears North 87° 43' 19" East 550.62 feet) a distance of 550.67 feet to a point on the Westerly right-of-way line of Weld County Road Number 13; thence along said Westerly right-of-way line the following courses: thence North 44° 10' 13" East 43.21 feet; thence North 00° 14' 58" East 160.68 feet; thence along the arc of a curve to the right (said curve having a radius of 1949.86 feet, a central angle of 20° 07' 10", chord of said arc bears North 10° 18' 33" East 681.18 feet) a distance of 684.69 feet; thence North 20° 22' 08" East 129.86 feet; thence along the arc of a curve to the left (said curve having a radius of 1869.86 feet, a central angle of 14° 10' 00", chord of said arc bears North 13° 17' 08" East 461.16 feet) a distance of 462.33 feet to a point on the West line of the Southwest quarter of Section 36 whence the West quarter corner thereof bears North 00° 16' 47" East 1106.52 feet; thence along said West line South 00° 16' 47" West 179.84 feet to a point on the Westerly line of said roadway lease for Weld County Road Number 13; thence along said Westerly line the following courses: thence along the arc of a curve to the left (said curve having a radius of 1896.86 feet, a central angle of 11° 26' 03", chord of said arc bears North 05° 53' 48" East 377.92 feet) a distance of 378.54 feet; thence North 00° 10' 46" East 3566.57 feet to the Point of Beginning containing 47.128 acres more or less.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK.

ROCKY MOUNTAIN CONSULTANTS, INC.
BY RONALD W. ADAMS, COLORADO
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 13446

APPROVED - MAYOR, TOWN OF FREDERICK

CONTIGUOUS BOUNDARY = 12,933.72
TOTAL PERIMETER = 45,632.74

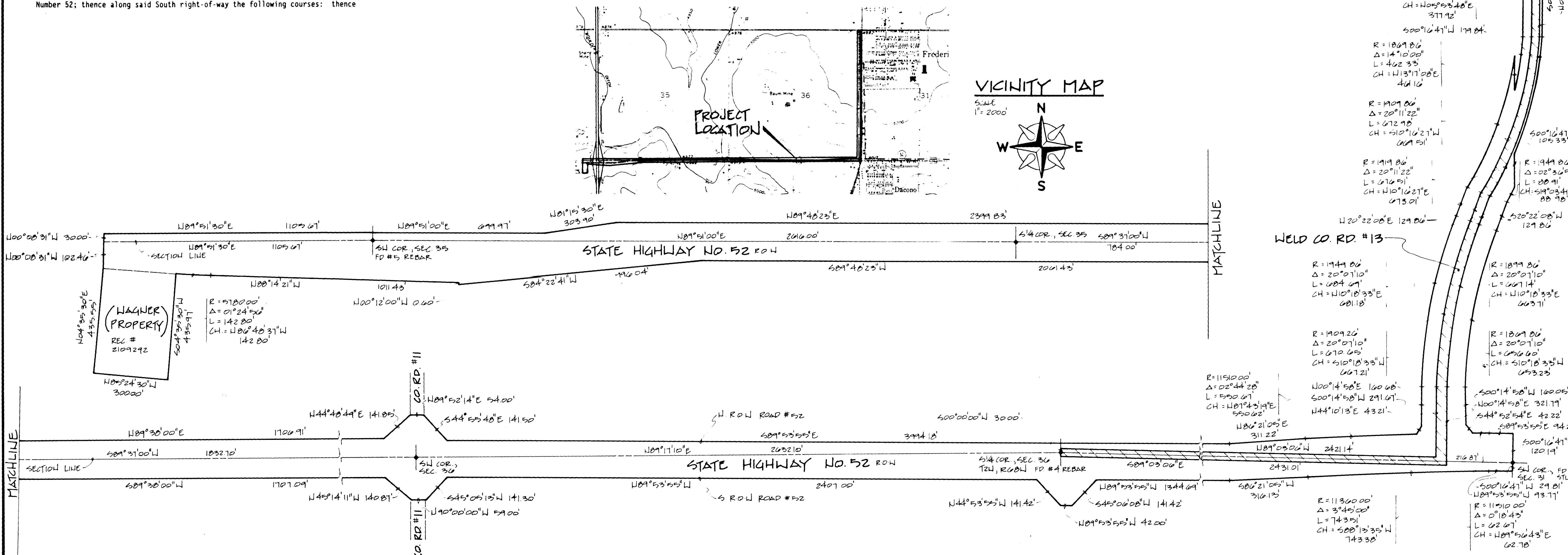
NOTE:

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.

BEARING BASIS:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31 AS BEARING SOUTH 00° 07' 25" WEST (ASSUMED) AND MONUMENTED AS SHOWN.

THE SOUTHWEST CORNER OF SECTION 36 AND THE SOUTH QUARTER CORNER OF SECTION 35 WERE NOT FOUND. THE MATHEMATICAL POSITION OF THESE CORNERS WAS ESTABLISHED FROM DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAPS.



ROCKY MOUNTAIN CONSULTANTS, INC.
1960 INDUSTRIAL CIRCLE, SUITE A
LONGMONT, COLORADO 80501
PHONE: 772-5282 METRO: 665-6283

**WELD COUNTY RD. 13, STATE HIGHWAY 52 AND WAGNER
PROPERTY ANNEXATION MAP FOR THE TOWN OF FREDERICK,
COUNTY OF WELD, STATE OF COLORADO**

NO.	DESCRIPTION	DATE	BY
1	DESIGNED BY: R.W.A.		
2	DRAWN BY: H.B.C.		
3	CHECKED BY:		

JOB NO. 42-1221.001.00
SHEET: 1 OF 1